



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 5, 2014

SUBJECT: Z13-37: REQUEST TO AMEND ORDINANCE NOS. 1900, 2179, 2195, 2304, 2413, 2425, 2443 AND 2473 TO AMEND CONDITIONS OF DEVELOPMENT WITHIN THE COOLEY STATION PLANNER AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 24 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH AND EAST OF WADE DRIVE AND VEST AVENUE, CONSISTING OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.

| | |
|------------------------------|----------------------|
| STRATEGIC INITIATIVE: | Community Livability |
|------------------------------|----------------------|

This Gateway area parcel will be developed as a residential project surrounding the site of the Ashley Heights Ward in Cooley Station complementing the mix of uses sought in this Character Area.

RECOMMENDED MOTION

FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z13-37, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

APPLICANT/OWNER

| | | | |
|----------|--|----------|--|
| Company: | EPS Group, Inc. | Company: | Poco Ranch, Inc. |
| Name: | Josh Hannon | | |
| Address: | 2045 S. Vineyard, Suite #101 Mesa, AZ 85210 | Address: | 17405 East Ray Road Gilbert, AZ 85296 |
| Phone: | 480-503-2258 | Phone: | 480-988-3110 |
| Email: | josh.hannon@epsgroupinc.com | Email: | jeff@coolestation.com |

BACKGROUND/DISCUSSION

History

| <i>Date</i> | <i>Action</i> |
|--------------------------|---|
| <i>December 19, 2006</i> | Town Council adopted Annexation No. A05-03, Ordinance No. 1878. |
| <i>March 6, 2007</i> | The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres that constitute the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD). |
| <i>June 24, 2008</i> | The Town Council adopted Ordinance No. 2179 in rezoning case Z07-117 and approved an amendment to an approximately 300 acre site in the Cooley Station PAD for the Residential, General Office and Shopping Center parcels to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street sections and key street exhibits. |
| <i>August 5, 2008</i> | The Town Council approved Ordinance No. 2195 in case Z07-99, which rezoned approximately 198 acres from Maricopa County to Single Family Detached (SF-D) and 41 acres of Public Facilities/Institutional (PF/I) creating the Cooley Station Residential-2 Planned Area Development. |
| <i>October 7, 2010</i> | The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station Residential, General Office and Shopping Center PAD to add new exhibits and incorporate revised development standards for Parcel 11 (Heritage at Cooley Station). |
| <i>January 17, 2013</i> | Town Council approved Resolution No. 3148 for GP12-07 and, Ordinance No. 2413 for Z12-20 to rezone Parcel 16 of Cooley Station for a charter school (The Charter School Fund II) subject to the conditions. |
| <i>May 2, 2013</i> | The Town Council adopted Ordinance No. 2525 in rezoning case Z12-26 and rezoned approximately 35 acres for a single family detached and Multi-Family Medium (MF-M) development in the Cooley Station (Parcels 12 and 13) for Fincher Fields residential development |

- September 5, 2013* The Town Council adopted Ordinance No. 2443 in rezoning case Z13-16 to amend the development plan and the development standards of Parcel 15 (Fulton Homes).
- November 21, 2013* The Town Council approved a technical correction to Ordinance No. 2443 for rezoning case Z13-16.
- February 5, 2014* The Town Council approved adopted Ordinance No. 2473 and approved Z13-32, Ashley Ward in Cooley Station on parcel 1A.

Overview

The proposed amendment consists of approximately 24 acres located east and south of the southeast corner of South Wade Drive and East Vest Avenue. The request will create a new parcel (1B) in the Cooley Station Planned Area Development PAD independent of the church site on the corner and will add a residential alley-street section detail to the Street-Sections exhibit for Cooley Station, which was already adopted with Ordinance No. 2443 of this master plan. This additional section detail is now required by engineering and will be adopted for all the residential developments proposing this type of private streets. No General Plan land use classification change is required since the proposed development will remain within the designated classification of Residential > 8-14 DU/Acre.

Surrounding Land Use & Zoning Designations:

| | Existing Land Use Classification | Existing Zoning | Existing Use |
|-------|--|-------------------------------|---|
| North | Residential > 5-8 DU/Acre | Single Family Detached (SF-D) | Vacant (Cooley Station Parcel 15) |
| South | Residential >14-25 DU/Acre and Village Center (VC) | Multi-Family Medium (MF-M) | Vacant (Cooley Station Parcel 3) and GVC |
| East | Residential > 14-25 DU/Acre | Multi-Family Medium (MF-M) | Vacant (Cooley Station Parcel 2) |
| West | Residential > 8-14 DU/Acre | Single Family Detached (SF-D) | Lyon's Gate Phase 10 |
| Site | Residential > 8-14 DU/Acre | Single Family Detached (SF-D) | Vacant (currently Cooley Station parcels 1A and 1B) |

Development Standards

| | Existing Parcels 1A and 1B | Proposed New Parcel 1B |
|------------------------------|-------------------------------|-------------------------------|
| Existing Zoning District: | Single Family Detached (SF-D) | Single Family Detached (SF-D) |
| Applicable Standards: | | |
| Minimum Lot Area (sq. ft.) | 1,900 sq. ft. | 1,900 sq. ft. |
| Maximum Height (ft.)/Stories | 39.5 feet or 3-stories | 39.5 feet or 3-stories |

| | | |
|--|--|---|
| Front Yard Setback Side Yard Setback Rear Yard Setback | 8' 0 or 5' 10 ft. (to center of alley) | 8' 0 OR 5' 10 ft. (to center of alley) |
| Lot Coverage | 65% single story 55% two & three story | 65% single story 55% or under upon revising lot lines |

CONFORMANCE WITH GENERAL PLAN

The proposed amendment conforms to the overall intent, goals and policies of the General Plan Gateway Character Area as it:

- Proposes a traditional neighborhood use with convenient circulation and pedestrian network to the future abutting place of worship on Parcel 1A and future multi-family development to the east and south.
- Encourages development of a range of housing types and densities with orderly development patterns.

REZONING

The rezoning proposes to delineate a new parcel 1B in the Cooley Station for the development of a residential community of 191 single family detached lots. The applicant originally proposed smaller lots that pushed the lot coverage to 65%. Upon reviewing their initial proposal, the applicant found out that the lot lines could be extended to the center of the private alleys as done by other builders within the master plan and outside this area as well when proposing similar development layout and lot sizes. By enlarging the lots to include the private streets as part of the lots area, the lot coverage will be able to stay within the coverage limit of 55% for the Single-Family Detached (SF-D) zoning district in the Cooley Station (Z13-32 – Ordinance No. 2473). The applicant also proposes to add a street section detail to be applied on future residential alley streets in the Cooley Station to satisfy engineering requirements.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

The applicant held a neighborhood meeting on October 8, 2013 at 6:00 p.m. at the Best Western Legacy Inn & Suites (southwest corner of Power and Warner Roads). It was attended by the applicant, the development team and the owner's legal representative. No property owners of the surrounding properties or parcels attended the meeting.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file (Z13-37).

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan, the Gateway Character Area, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the Gateway Character Area in the General Plan and can be coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z13-37, a request to amend Ordinance Nos. 1900, 2179, 2195, 2304, 2413, 2425, 2443 and 2473 to amend conditions of development within the Cooley Station Planned Area Development (PAD) for approximately 24 acres of real property generally located south and east of Wade drive and Vest Avenue, consisting of Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay, subject to the following condition:

- a. The Project, Parcel 1B of Cooley Station PAD shall be developed in conformance with the Town’s zoning requirements for the Single-Family Detached (SF-D) zoning district and all development shall comply with the Town of Gilbert Land Development Code and development standards and exhibits to be adopted with the ordinance for this application.

Respectfully submitted,

A handwritten signature in dark ink, reading "Maria S. Cadavid". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Maria S. Cadavid, AICP, CSBA
Senior Planner

Attachments:

1. Notice of Public Hearing Map
2. Zoning Exhibit
3. Development Plan Exhibit
4. Street Section Key-sheet
5. Street Sections
6. Conceptual Open Space
7. Minutes from a Planning Commission Study Session

Notice of Public Hearing

Z13-37: Bungalows at Cooley Station
Attachment 1: Notice of Public Hearing
March 5, 2014

PLANNING COMMISSION DATE:

TOWN COUNCIL DATE:

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

Gilbert, Arizona 85296

Wednesday, March 5, 2014* TIME: 6:00 PM

Thursday, April 17, 2014* TIME: 7:00 PM

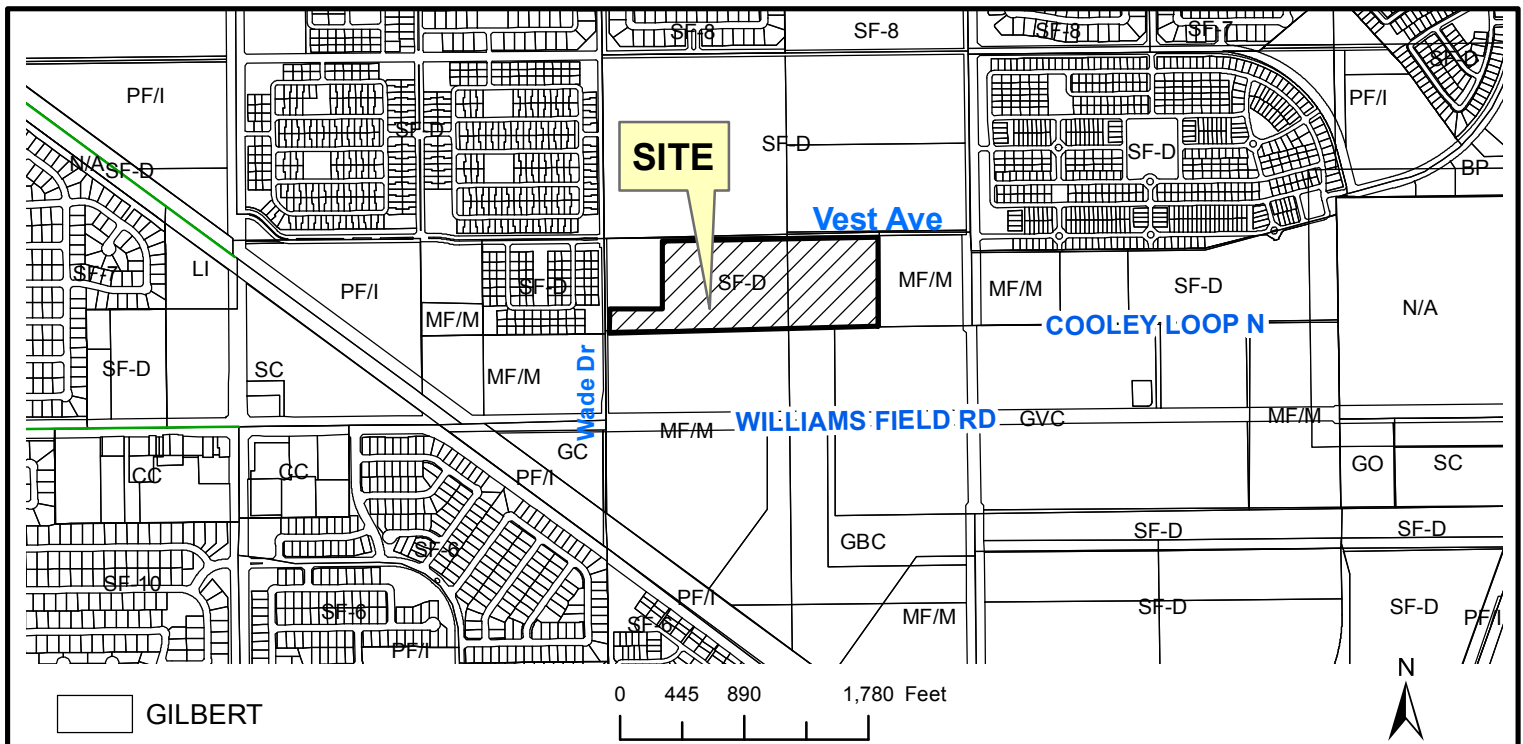
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

Z13-37: Request to amend Ordinances No.1900, 2179, 2195, 2304, 2413, 2425, 2443 and the ordinance anticipated to be adopted by the Gilbert Town Council prior to approval of this case in zoning case No. Z13-32, and to amend the conditions of development within the Cooley Station Planned Area Development (PAD) for approximately 24 acres of real property generally located east and south of the southeast corner of Wade Drive and Vest Avenue, consisting of approximately 24 acres of Single Family Detached (SF-D) zoning district with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office. The request is to amend the conditions of development as follows: create a new parcel 1B in the Cooley Station PAD and add a street section detail for residential alleys. The effect of the amended development conditions will be to provide for and illustrate a revised layout for the new parcel 1B and provide a new street section detail.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

SITE LOCATION:



APPLICANT: EPS Group Inc.

CONTACT: Josh Hannon

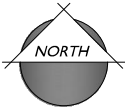
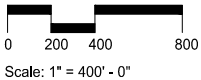
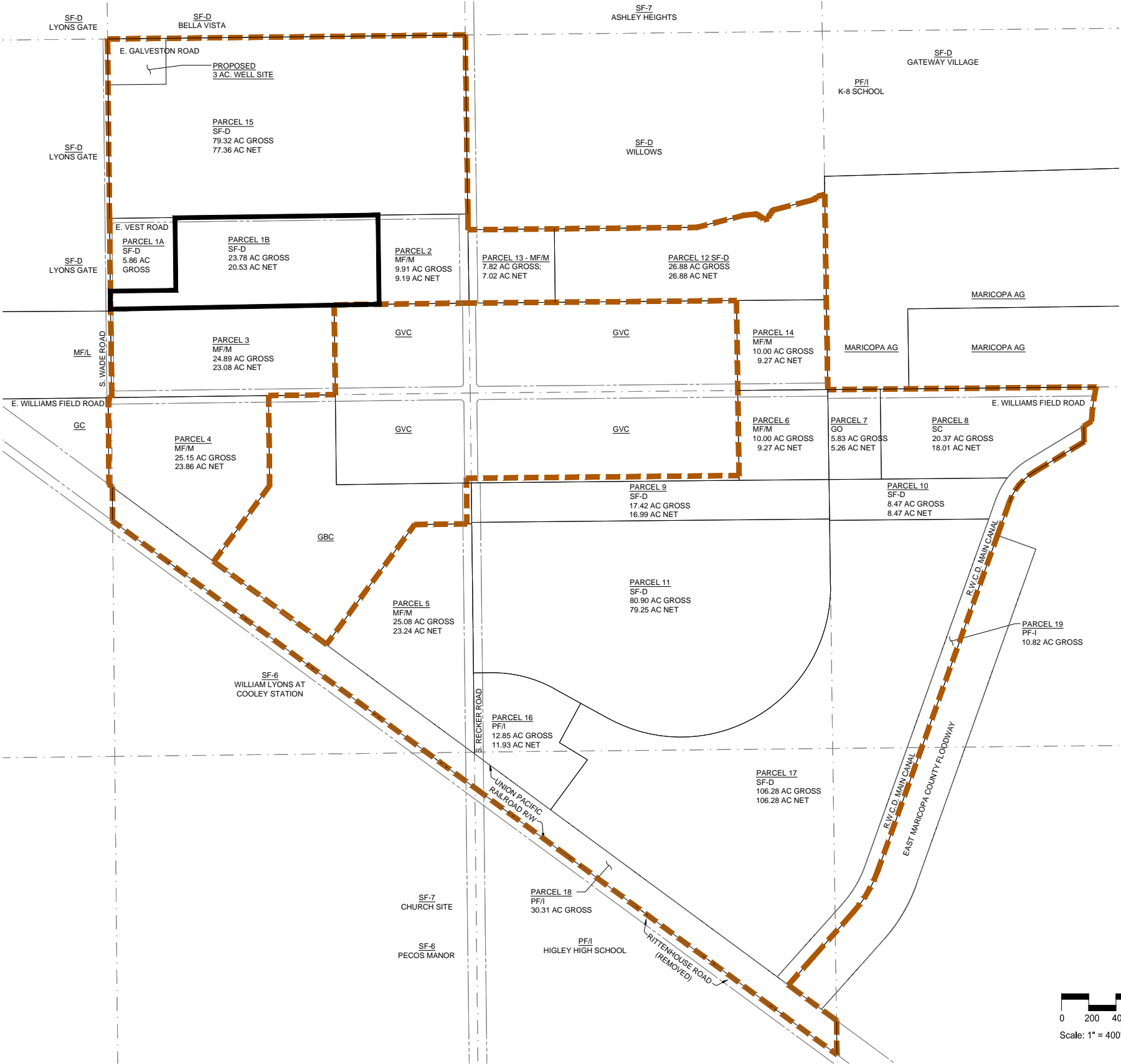
ADDRESS: 2045 South Vineyard, Suite 101

Mesa, AZ 85210

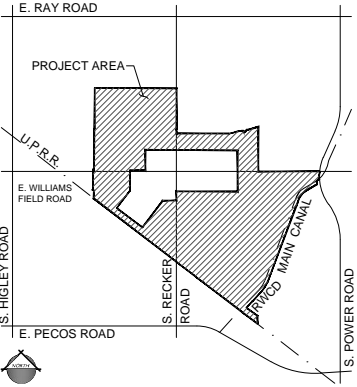
TELEPHONE: 480-503-2250

E-MAIL: josh.hannon@epsgroupinc.com

ZONING EXHIBIT
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCEL 1B



VICINITY MAP
N.T.S.



PROJECT TEAM

LANDOWNERS:
POCO RANCH, INC.
17407 E. RAY ROAD
HIGLEY, AZ 85236
TEL: (480)-988-3059
CONTACT: JEFF COOLEY

DEVELOPER (PARCEL 1B):
WOODSIDE HOMES
1811 S. ALMA SCHOOL ROAD
MESA, AZ 85210
TEL: (480)-755-2121
CONTACT: HEATHER DAVENPORT

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

PROJECT DATA

| | | |
|------------------------|--------|--|
| RELATED ORDINANCE NOS. | | ORD. NOS. 1900, 2179, 2195, 2304 AS AMENDED BY ORD NO. 2413 |
| TOTAL GROSS AREA: | | 541.94 |
| PARCEL | ZONING | GROSS AREA (AC.) |
| 1A | SF-D | 5.86 AC. |
| 1B | SF-D | 23.78 AC. |
| 9 | SF-D | 17.42 AC. |
| 10 | SF-D | 8.47 AC. |
| 11 | SF-D | 80.90 AC. |
| 12 | SF-D | 26.88 AC. |
| 15 | SF-D | 79.32 AC. |
| 17 | SF-D | 106.28 AC. |
| | SF-D | 348.91 AC. |
| 2 | MF/M | 9.91 AC. |
| 3 | MF/M | 24.89 AC. |
| 4 | MF/M | 25.15 AC. |
| 5 | MF/M | 25.08 AC. |
| 6 | MF/M | 10.00 AC. |
| 13 | MF/M | 7.82 AC. |
| 14 | MF/M | 10.00 AC. |
| | MF/M | 112.85 AC. |
| 7 | GO | 5.83 AC. |
| 8 | SC | 20.37 AC. |
| 16 | PF/I | 12.85 AC. |
| 18 | PF/I | 30.31 AC. |
| 19 | PF/I | 10.82 AC. |
| | PF/I | 53.98 AC. |
| TOTAL: | | 541.94 AC. |

NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- PARCEL AREAS ARE APPROXIMATE. FINAL PARCEL AREAS SHALL BE PER DEVELOPMENT APPLICATION PLANS FOR EACH PARCEL.
- THIS PROJECT SHALL BE DEVELOPED IN CONFORMANCE WITH THE TOWN'S ZONING REQUIREMENTS FOR THE MULTIFAMILY/MEDIUM (MF/M), MULTI-FAMILY/L (MF/L), SINGLE FAMILY - DETACHED (SF-D), GENERAL OFFICE (GO) AND SHOPPING CENTER (SC) ZONING DISTRICTS AND ALL DEVELOPMENT SHALL COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE EXCEPT AS MODIFIED BY THIS ADOPTED ORDINANCE.

LEGEND

- ZONING BOUNDARY
- PARCEL BOUNDARY
- PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO.

Case # Z13-37
Planning Commission Meeting: March 5, 2014
Town Council Meeting: April 17, 2014



Project:
COOLEY STATION RES., O., & SC & RES. 2 PADs
Gilbert, Arizona

ZONING EXHIBIT

Revisions:

| No. | Revision | Date |
|-----|----------|------|
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| | | |
| | | |

November 2013 - 1st Zoning Submittal
February 2014 - 2nd Zoning Submittal

Call at least two full working days before meeting:
ALTIMUS
847-551-1 or 1-800-STAR-IT (782-6246)
In Maricopa County: (602) 251-1150

Designer: **STAFF**
Drawn by: **STAFF**

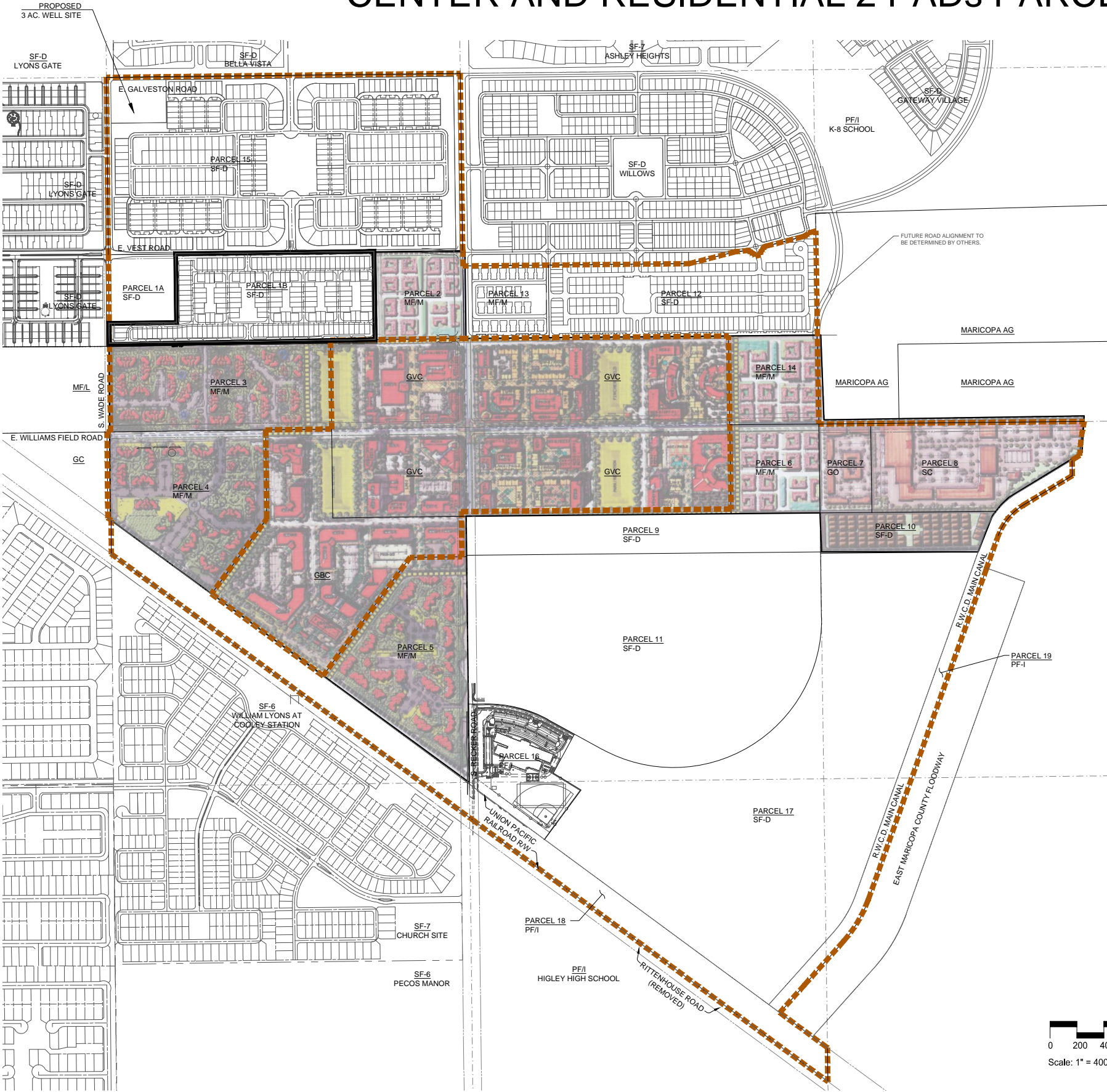
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Construction
Or
Recording

Job No.
13-219

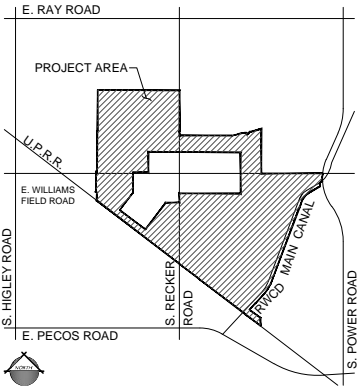
ZONING

Sheet No.
1 of 6

DEVELOPMENT PLAN
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCEL 1B



VICINITY MAP
N.T.S.



PROJECT TEAM

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CONTACT: JOSH HANNON

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LEGEND

ZONING BOUNDARY
 PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO.

Case # Z13-37
Planning Commission Meeting: March 5, 2014
Town Council Meeting: April 17, 2014

eps group, inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona
Phone: (480) 503-2250 Fax: (480) 503-2258

COOLEY STATION RES., O., & SC & RES. 2 PADs
Gilbert, Arizona
DEVELOPMENT PLAN

Revisions:

| |
|--------------------------------------|
| November 2013 - 1st Zoning Submittal |
| February 2014 - 2nd Zoning Submittal |

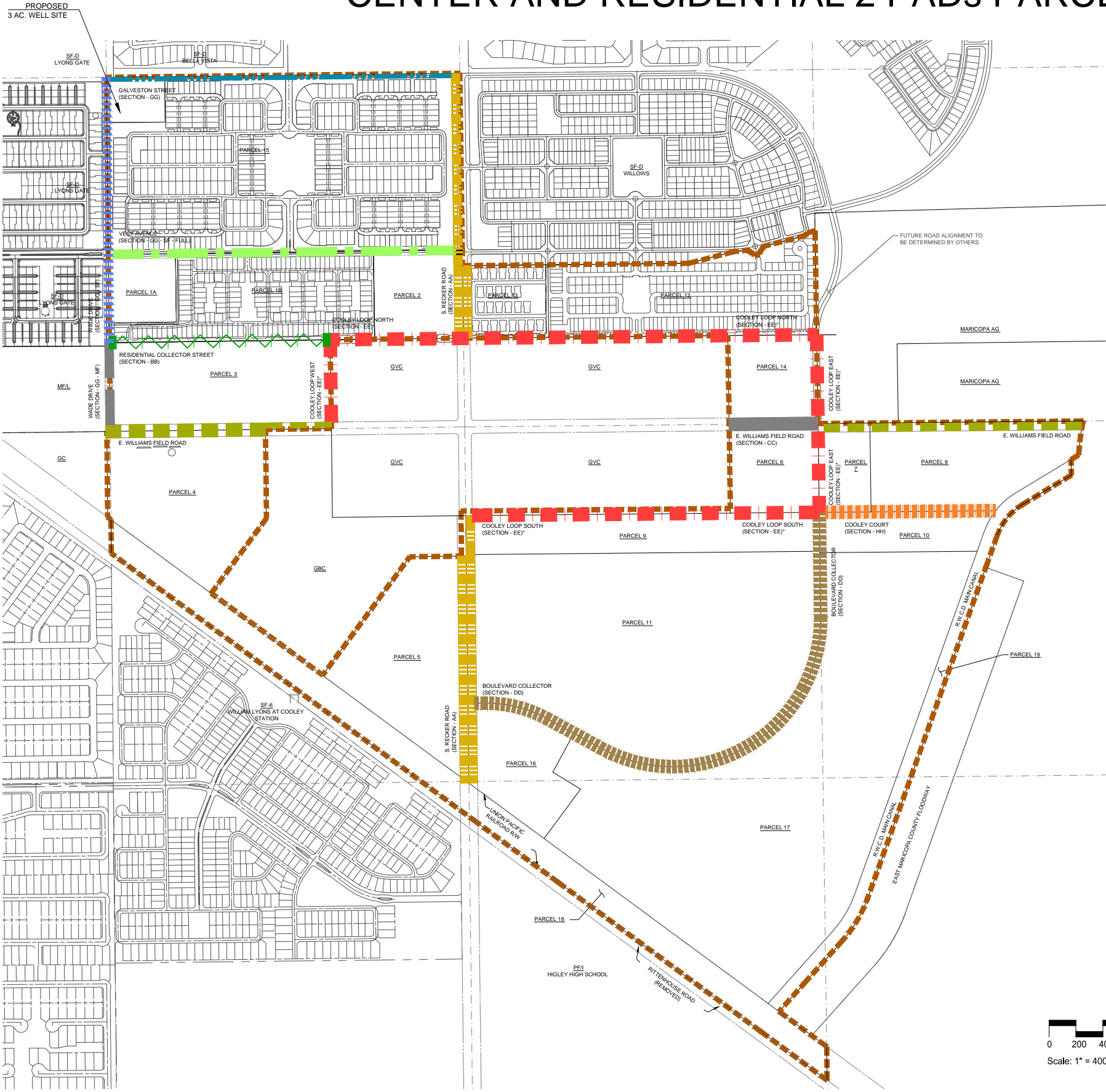
Call at least two full working days before meeting.
ALTIMORE
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in Maricopa County (602) 235-1100
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Drawn by: **STAFF**

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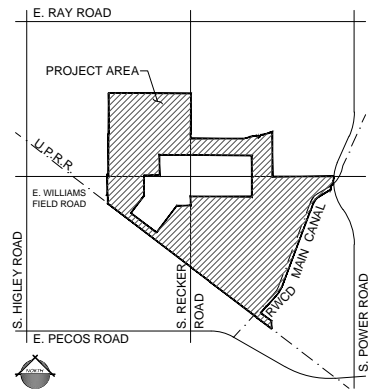
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CONCEPT

Sheet No.
2
of 6

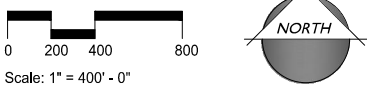
STREET SECTION KEYSHEET
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCEL 1B



VICINITY MAP
N.T.S.



- LEGEND
- WILLIAMS FIELD ROAD - MAJOR ARTERIAL SEE FIGURE 2 OF THE GATEWAY AREA ROW IMPROVEMENT STANDARDS AND STREETScape DESIGN GUIDELINES
 - SECTION AA RECKER ROAD
 - SECTION BB RESIDENTIAL COLLECTOR STREET - SECTION B
 - SECTION CC WILLIAMS FIELD ROAD MINOR ARTERIAL STREETS
 - SECTION DD BOULEVARD COLLECTOR STREET WITH MEDIAN
 - SECTION EE COOLEY LOOP
 - SECTION GG RESIDENTIAL COLLECTOR STREET
 - SECTION GG - MF RESIDENTIAL COLLECTOR STREET
 - SECTION GG - SF RESIDENTIAL COLLECTOR STREET
 - SECTION GG - SF - FULL RESIDENTIAL COLLECTOR STREET
 - SECTION HH COOLEY COURT - RESIDENTIAL STREET
 - ZONING BOUNDARY



TOWN OF GILBERT CASE NO.
Case # Z13-37
Planning Commission Meeting: March 5, 2014
Town Council Meeting: April 17, 2014

ceps group, Inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona
Phone (480) 503-1233 Fax (480) 503-1234

Project: **COOLEY STATION RES., O., & SC & RES. 2 PADs**
Gilbert, Arizona
STREET SECTION KEYSHEET

Revisions:

| Revised | By | Description |
|---------|----|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

November 2013 - 1st Zoning Submittal
February 2014 - 2nd Zoning Submittal

Call at least two full working days before meeting

ALTIMA
Civil & Survey
800-551-1111 or 1-800-551-1111
In Maricopa County: (602) 251-1111

Designer: STAFF
Drawn by: STAFF

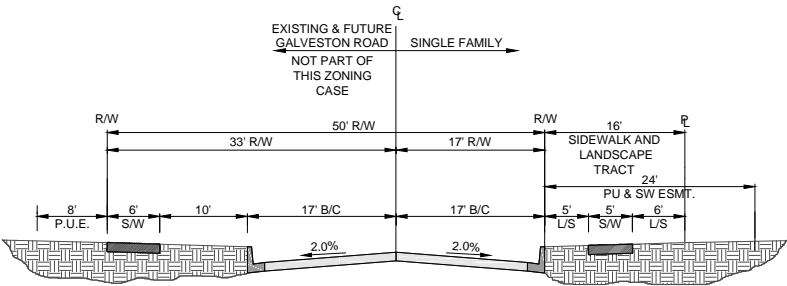
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Job No.
13-219

KEYSHEET

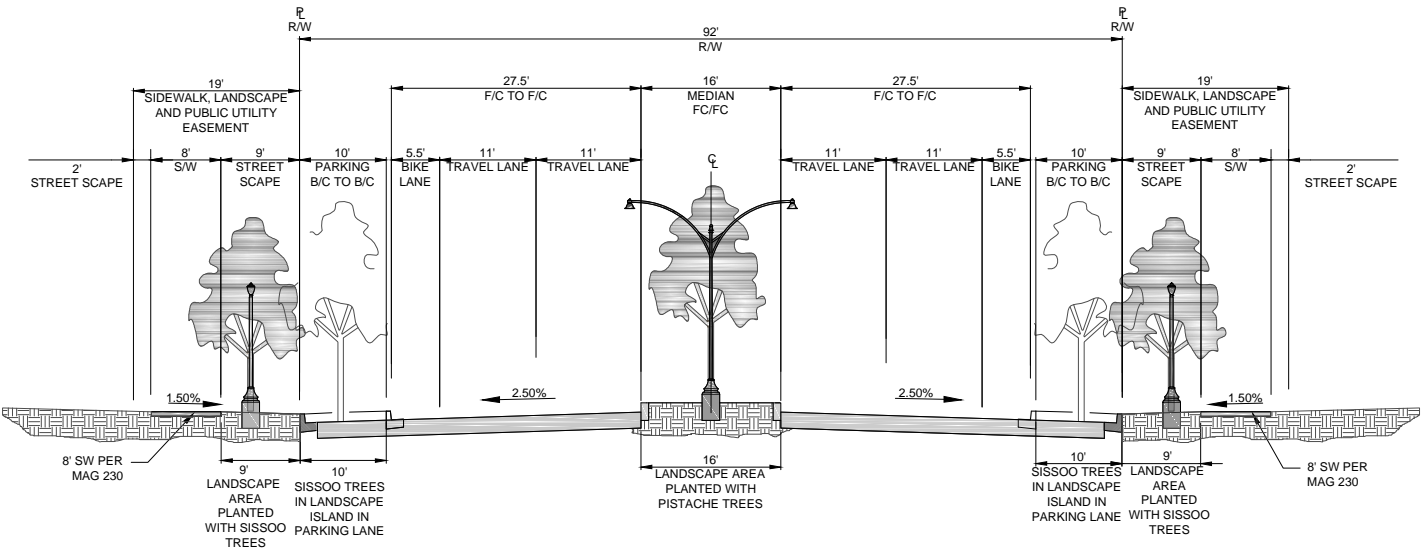
Sheet No.
3 of 6

STREET SECTIONS FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCEL 1B



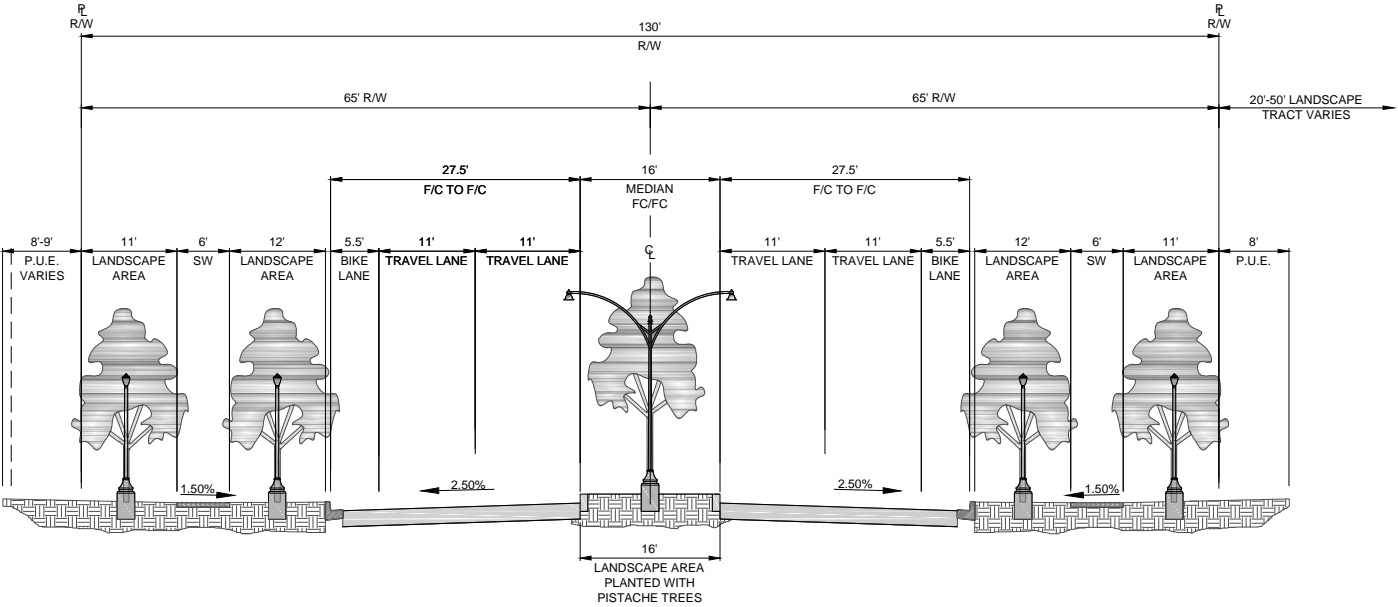
SECTION GG - RESIDENTIAL COLLECTOR STREET - GALVESTON STREET

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.



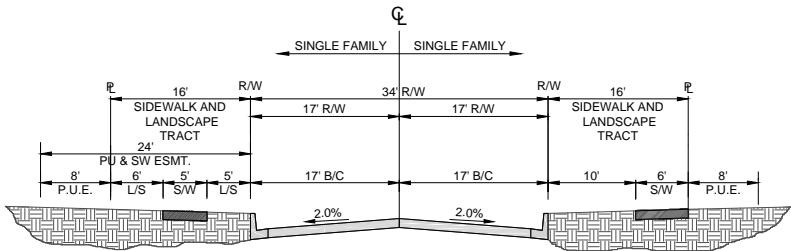
SECTION CC - WILLIAMS FIELD ROAD - MINOR ARTERIAL STREET

N.T.S.
(MULTI-FAMILY AND RESIDENTIAL ZONED FRONTAGE WITHIN COOLEY LOOP)
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.



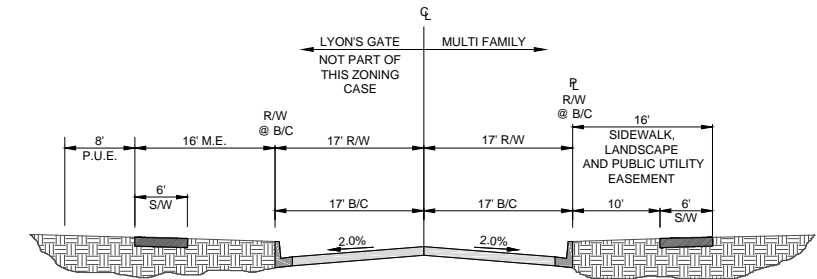
SECTION AA - RECKER ROAD - MINOR ARTERIAL STREET CROSS-SECTION (IMPROVEMENTS PER TOG C.I.P. PROJECT ST-095)

N.T.S.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.



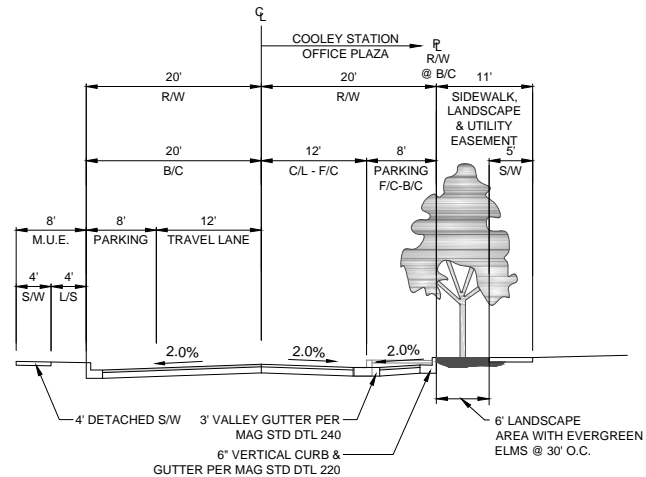
SECTION GG - SF - FULL - COLLECTOR STREET SINGLE FAMILY FULL - VEST AVE

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.



SECTION GG - MF - COLLECTOR STREET MULTI-FAMILY - WADE DRIVE

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.

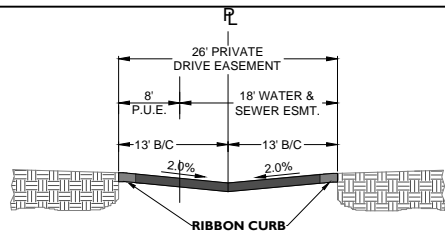


SECTION HH - COOLEY COURT

N.T.S.

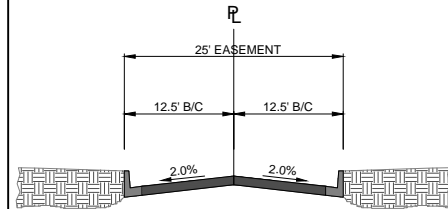
TOWN OF GILBERT CASE NO.

Case # Z13-37
Planning Commission Meeting: March 5, 2014
Town Council Meeting: April 17, 2014



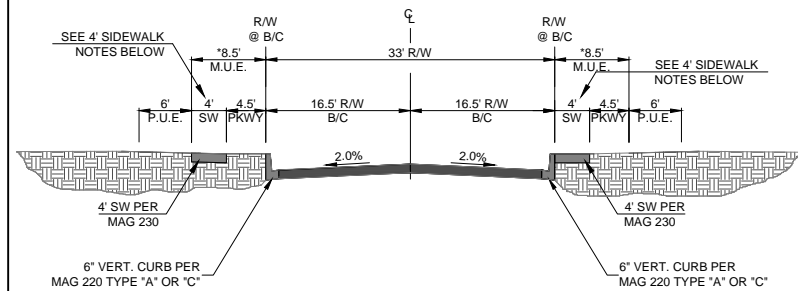
STREET ALLEY - PARCEL 1B

N.T.S.
NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM B/C. NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.



STREET ALLEY - PARCEL 15

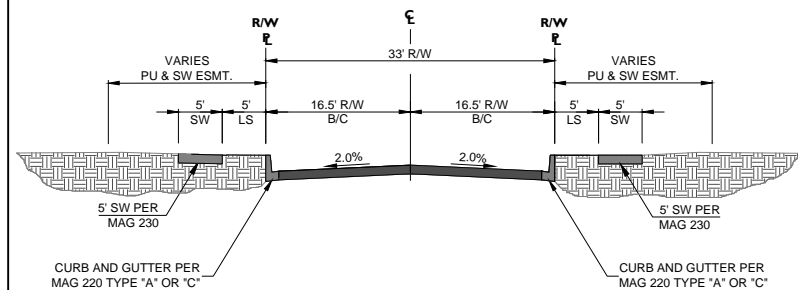
N.T.S.
NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.



LOCAL RESIDENTIAL STREET - PARCELS 12, 16 & 17

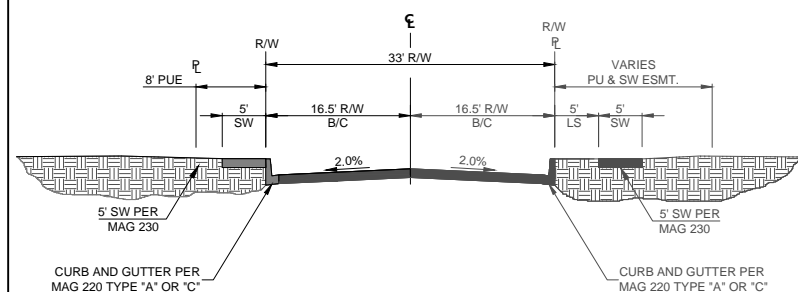
N.T.S.
NOTE: PARKING ALLOWED ON BOTH SIDES OF ROADWAY.
* MULTI USE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES. HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.

PARCEL 12: ATTACHED 4' SIDEWALK AT BACK OF CURB ON BOTH SIDES OF STREET.
PARCELS 16 & 17: DETACHED 4' SIDEWALK WITH 4.5' PARKWAY BETWEEN SIDEWALK & BACK OF CURB ON BOTH SIDES OF STREET.



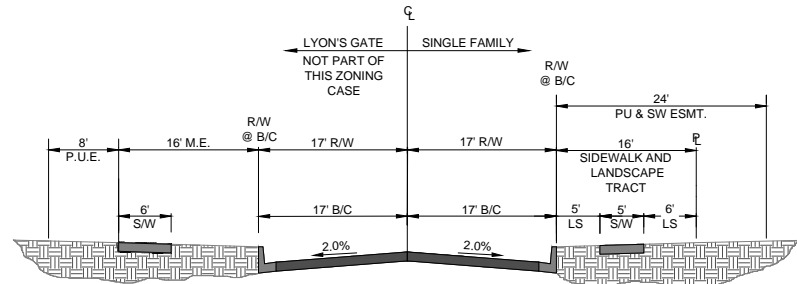
LOCAL RESIDENTIAL STREET - PARCEL 15

N.T.S.
NOTE: PARKING ALLOWED ON BOTH SIDES OF ROADWAY.



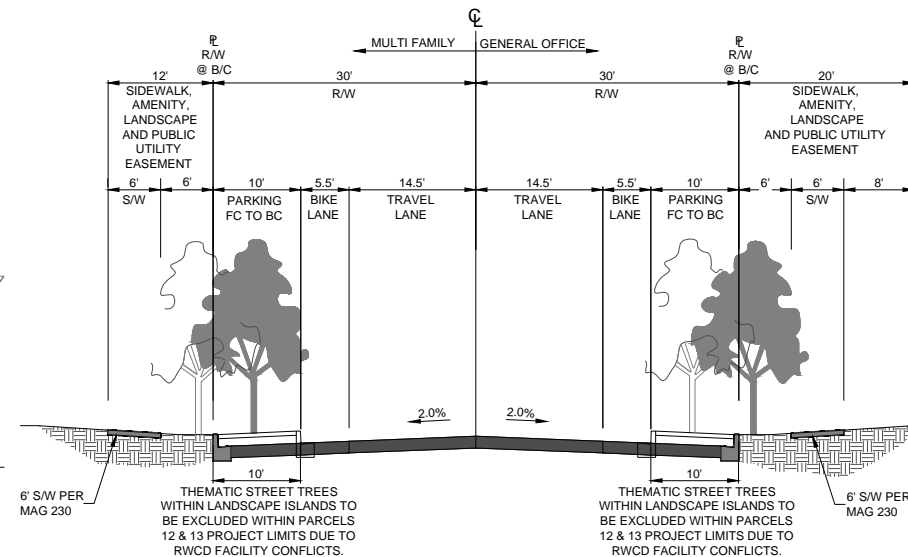
LOCAL RESIDENTIAL STREET - PARCEL 1B

N.T.S.



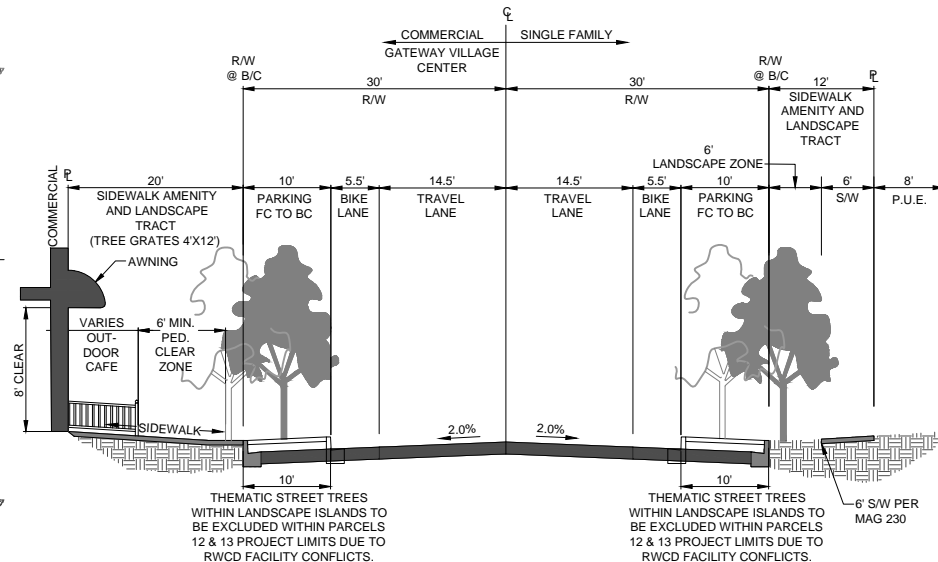
SECTION GG - SF - COLLECTOR STREET SINGLE FAMILY - WADE DRIVE

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.



SECTION EE - COOLEY LOOP - MULTI FAMILY / GENERAL OFFICE

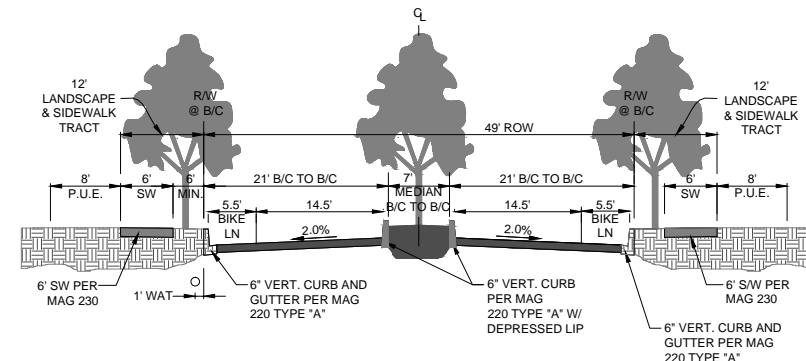
N.T.S.
NOTE: COOLEY LOOP SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING COOLEY LOOP. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.



SECTION EE - COOLEY LOOP - COMMERCIAL / SINGLE FAMILY

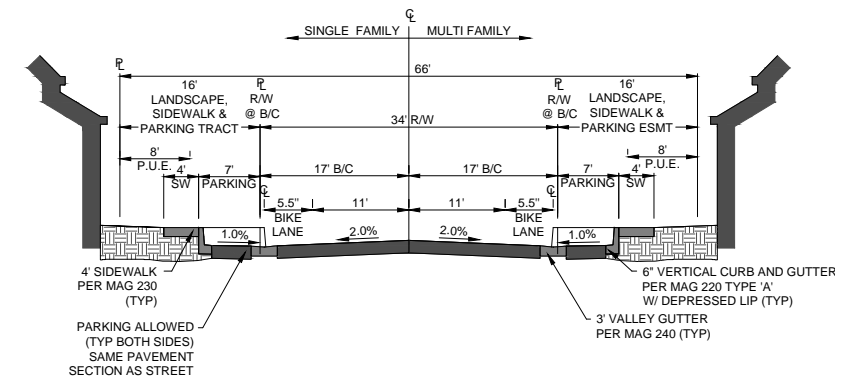
N.T.S.
NOTE: COOLEY LOOP SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING COOLEY LOOP. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.

STREET SECTIONS FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCEL 1B



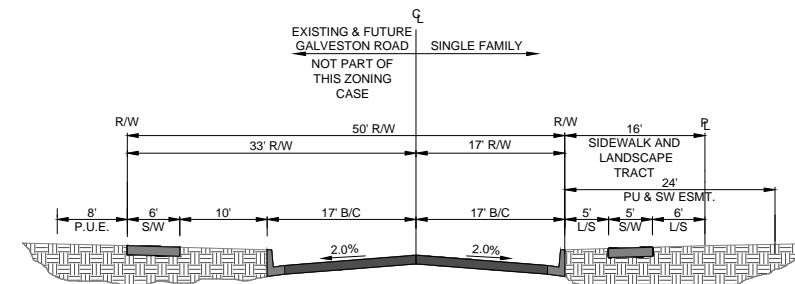
SECTION DD - BOULEVARD COLLECTOR STREET WITH MEDIAN

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: MEDIAN TREES SHALL BE MAINTAINED TO PROVIDE A 15' VERTICAL CLEARANCE BETWEEN THE CANOPY AND THE ROADWAY PER TOG FIRE DEPT.



SECTION BB - RESIDENTIAL COLLECTOR STREET CROSS SECTION "B"

N.T.S.
* PARKING BOTH SIDES OF STREET PER FIRE LANE COMPLIANCE DETAIL PF01
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.



SECTION GG - RESIDENTIAL COLLECTOR STREET - GALVESTON STREET

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCRUCH INTO AN EASEMENT OR TRACT.

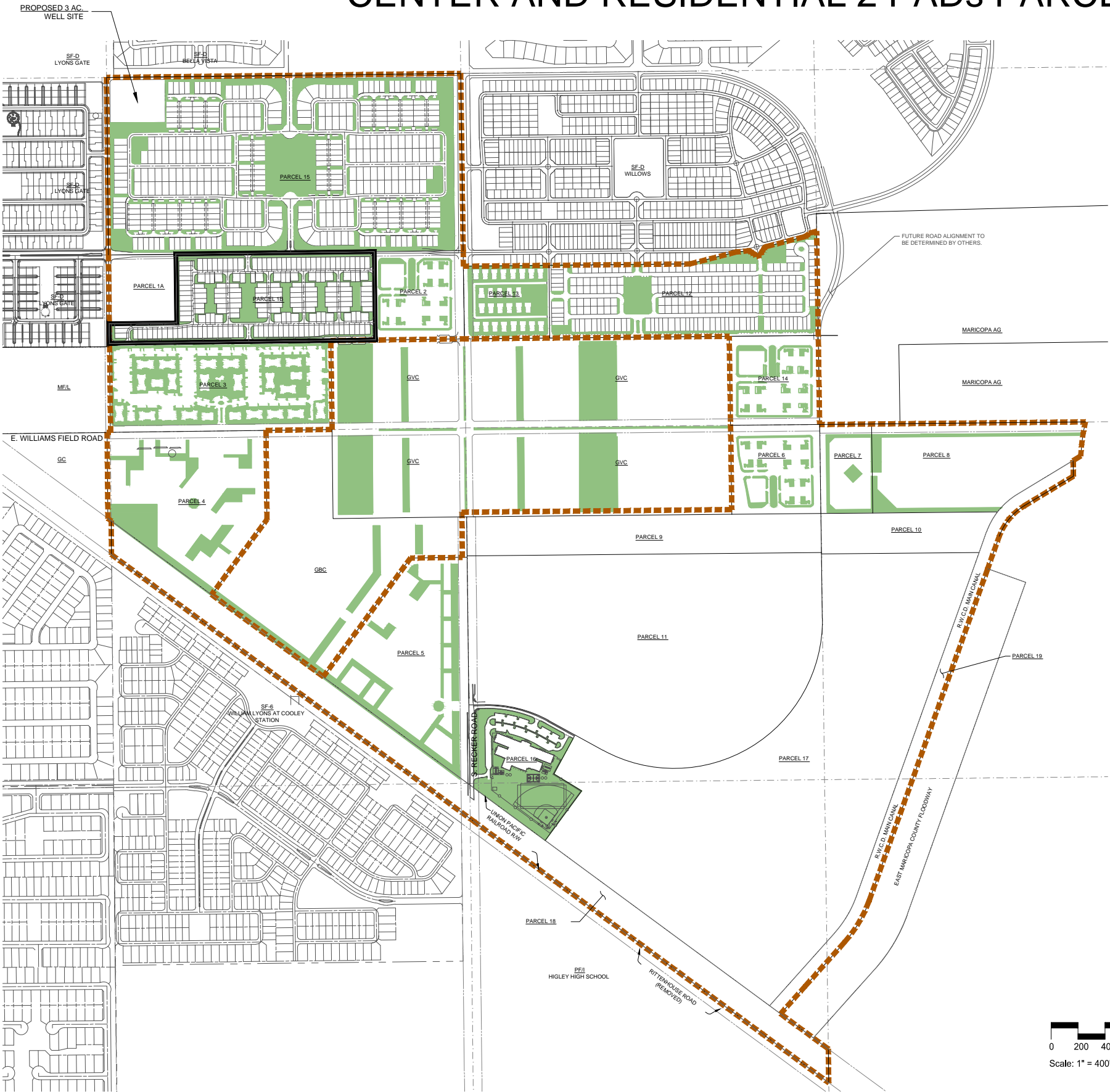
TOWN OF GILBERT CASE NO.

Case # Z13-37

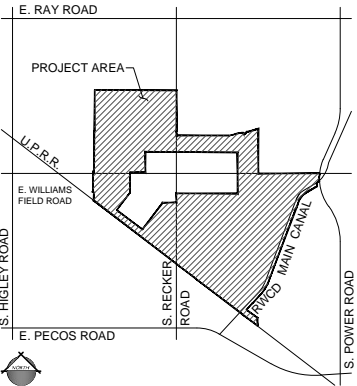
Planning Commission Meeting: March 5, 2014

Town Council Meeting: April 17, 2014

OPEN SPACE & CIRCULATION PLAN
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCEL 1B



VICINITY MAP
N.T.S.



PROJECT TEAM

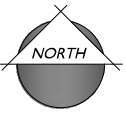
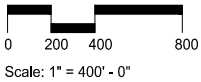
LANDOWNERS:
POCO RANCH, INC.
17407 E. RAY ROAD
HIGLEY, AZ 85236
TEL: (480)-988-3059
CONTACT: JEFF COOLEY

DEVELOPER (PARCEL 1B):
WOODSIDE HOMES
1811 S. ALMA SCHOOL ROAD
MESA, AZ 85210
TEL: (480)-755-2121
CONTACT: HEATHER DAVENPORT

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

LEGEND

- ZONING BOUNDARY
- PARCEL BOUNDARY CHANGE
- CONCEPTUAL OPEN SPACE



TOWN OF GILBERT CASE NO.

Case # Z13-37
Planning Commission Meeting: March 5, 2014
Town Council Meeting: April 17, 2014

eps group, inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona
Phone: (480) 503-2250 Fax: (480) 503-2258

Project:
COOLEY STATION RES., O., & SC & RES. 2 PADs
Gilbert, Arizona
OPEN SPACE AND CIRCULATION PLAN

Revisions:

| | |
|--------------------------------------|--|
| November 2013 - 1st Zoning Submittal | |
| February 2014 - 2nd Zoning Submittal | |

Call at least two full working days before meeting.

ALTA ENGINEERING
Civil & Survey
2045 S. Vineyard, Suite 101, Mesa, Arizona 85210
Tel: 480-503-2250 Fax: 480-503-2258

Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
13-219

OPEN SPACE

Sheet No.
6 of 6

**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE GILBERT ARIZONA
FEBRUARY 5, 2014**

COMMISSION PRESENT: Chairman Jennifer Wittmann
Vice Chairman Joshua Oehler
Commissioner Brigitte Peterson
Commissioner David Cavenee
Commissioner Kristofer Sippel
Alternate Commissioner Khyl Powell

COMMISSION ABSENT: None

STAFF PRESENT: Principal Planner Catherine Lorbeer
Senior Planner Al Ward
Senior Planner Maria Cadavid
Planner Amy Temes
Planner Curtis Neal

ALSO PRESENT: Town Attorney Phyllis Smiley
Town Attorney Michael Hamblin
Recorder Margo Fry

CALL TO ORDER:

Chairman Jennifer Wittmann called the meeting to order at 5:10 p.m.

Discussion of Regular Meeting Agenda

Vice Chairman Oehler said that they would move items 10, 11 and 12 to the Consent Agenda.

UP13-24 - Request to approve a Conditional Use Permit for approximately 1.35 acres of real property located at the southeast corner of Higley Road and Ray Road to allow a Limited Service Restaurant with Extended Hours of Operation in the Neighborhood Commercial (NC) PAD zoning district for Dunkin Donuts, subject to conditions required to limit impacts within the area.

X-X-X-X-X-X-X-X-X-X-X-X-X

Z13-37 - Request to amend Ordinances No.1900, 2179, 2195, 2304, 2413, 2425 and 2443 to amend the conditions of development within the Cooley Station Planned Area Development (PAD) for approximately 24 acres of real property generally located east and south of the southeast corner of Wade Drive and Vest Avenue, consisting of approximately 24 acres of Single Family Detached (SF-D) zoning districts with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office. The request is to amend the layout out for this acreage to create a new parcel 1B and the conditions of development as follows: illustrate a new street section for the residential alley streets.

Senior Planner Maria Cadavid stated that this piece was 24 acres. The rezoning proposes to delineate new boundaries for parcel 1B for the development of a residential community of 191 single family detached lots in the Cooley Station. The applicant will revise the layout of the lots to include the private streets as part of the lot area and will be able to stay within the lot coverage limit of 55% for the Single-Family Detached (SF-D) zoning district in the Cooley Station (Z13-16 – Ordinance No. 2443). The applicant also proposes to add a street section detail to be applied on future residential alley streets in the Cooley Station to satisfy engineering requirements. Ms. Cadavid said

that the applicant will create in Cooley Station a new parcel, 1B. She noted that there would be no deviations from the code, the ordinance will be changed or revised to reflect the new created parcel and also a street section that engineering is asking for. Most of the development will be a garden type of housing with different sizes of lots. The only public streets will be Vest Avenue and Wade Drive; the remainder will be private residential alleys. Engineering required that they add a street section detail which is being done by the applicant.

Commissioner Cavenee said that in looking at the comparison of the existing and proposed, everything looks exactly in line with the existing. He asked if they were doing the exact same scenario that they have done elsewhere.

Planner Cadavid said the builder was bringing in a brand-new product that does not need a General Plan Amendment which is within the density range. They are proposing to create a new parcel 1B and add a new Street section detail in the ordinance exhibit.